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STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF LOS ANGELES

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

Kimiko Nozawa
Affiant Kimiko Nozawa, Trustee

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER 19 87.

Patricia E. Migliori
Notary Public Patricia E. Migliori

MY COMMISSION EXPIRES 6/3/91
(AFFIX SEAL)

OFFICIAL SEAL
PATRICIA E MIGLIORI
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires JUN 3, 1991

THIS INSTRUMENT WAS PREPARED BY
Gramercy Enterprises, 4500 Wilshire Blvd., Los Angeles, CA 90010
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
NOZAWA FAMILY TRUST	NOZAWA FAMILY TRUST	92-8-194
(NAME) c/o Gramercy Enterprises 4500 Wilshire Blvd.	(NAME) c/o Gramercy Enterprises 4500 Wilshire Blvd.	
(STREET ADDRESS OR ROUTE NUMBER) Los Angeles, CA 90010	(STREET ADDRESS) Los Angeles, CA 90010	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GRAMERCY ENTERPRISES, A CALIFORNIA CORPORATION,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NOZAWA FAMILY TRUST UNDER DECLARATION OF TRUST DATED JUNE 12, 1970, TRUSTS A & B, AS AMENDED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

SEE EXHIBIT "A" ATTACHED

65741

IDENTIFICATION REFERENCE

SEP 16 3 01 PM '87

DAVIDSON COUNTY, TN

( ) unimproved
This is improved XX property, known as 1310 CHARLOTTE PIKE, NASHVILLE, TENNESSEE
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey ti, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness My hand this 15th day of September, 19 87

GRAMERCY ENTERPRISES,
A CALIFORNIA CORPORATION

BY: Wesley Tanaka
Wesley Tanaka, President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon (this oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
GRAMERCY ENTERPRISES,
a California corporation

TO
NOZAWA FAMILY TRUST U/D/T
DATED JUNE 12, 1970,
TRUSTS A & B, AS AMENDED

State of California
County of Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wesley Tanaka, President of Gramercy Enterprises, a California corporation, the within named bargainor, a corporation with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that as such President, and having the authority to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the name of the corporation by the said Wesley Tanaka as such President.

Witness my hand and official seal at office at Los Angeles, California, this 15th day of September, 1987.

Patricia E. Migliori
NOTARY PUBLIC

My Commission
Expires: 6/3/91

OFFICIAL SEAL
PATRICIA E MIGLIORI
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires JUN 3, 1991

EXHIBIT "A"

A tract or parcel of land lying north of Charlotte Avenue (former Cedar Street), and between 13th Avenue North and the centerline of 14th Avenue North (now closed) in Nashville, Davidson County, Tennessee and being all of that certain tract described in a Warranty Deed from Erna Sender to Phillips Petroleum Company dated November 26, 1968 and also being all of that certain tract described in the Warranty Deed from Frank Finkelstein et ux to Phillips Petroleum Company dated November 26, 1968, SAVE AND EXCEPT a strip of land along the westerly side of the said Finkelstein tract, the said strip having been conveyed by Warranty Deed to the State of Tennessee by Phillips Petroleum Company and designated at Tract 92-5-192, 193, & 194-S of Project I-40-4 (18) 208, the property hereby conveyed being more particularly described as follows:

Commencing at the intersection of the north line of Charlotte Avenue (formerly Cedar Street) and the west line of 13th Avenue North in the City of Nashville; Thence along said north line S 61 degrees 26' 08" W 109.5 feet; Thence N 28 degrees 28' 13" W 45.36 feet to the southwest corner of the aforesaid Sender tract for the TRUE POINT OF BEGINNING of the herein described tract;

Thence N 28 degrees 28' 13" W 104.64 feet to the northeast corner of said Sender tract, being on the south line of an alley;

Thence with said alley line on an approximate bearing of S 61 degrees 27' W a distance of 160 feet to a point 15 feet easterly, measured along said alley line, from the centerline of 14th Avenue North, now closed;

Thence S 28 degrees 28' 13" E, parallel with a 15 feet easterly from said centerline, 91.05 feet to the beginning of a left curve having a radius of 15 feet;

Thence with said left curve for an arc distance of 23.55 feet to a point on the north line of lands owned by the State of Tennessee;

Thence with said north line N 61 degrees 34' 16" E 66.65 feet and N 60 degrees 16' 55" E 78.37 feet to the point of beginning containing 0.387 acres more or less, SUBJECT TO a temporary construction easement in favor of the State of Tennessee 4 feet in width along the westerly boundary of the hereinabove described tract, said easement to terminate 3 years after the date of the said Warranty Deed to the State of Tennessee.

TOGETHER with the right of access to Cedar Street (Charlotte Avenue) as reserved in the deed to the State of Tennessee by Erna Sender as of record in Book 4250, Page 323 of the Davidson County Register office.

Being the same property conveyed to Kar Plus, Inc. by Special Warranty Deed from Phillips Petroleum Company of record in Book 7275, page 701 Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Gramercy Enterprises, A California Corporation by Deed from Kar-Plus , A Tennessee Corporation of record in Book 7354, Page 108, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			300000.00-	CAMT.
			840.00	CSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	849.50-
			3180A09/16/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 5 7 4 1

IDENTIFICATION REFERENCE

SEP 16 3 04 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 16841